



**21 St. Edmunds Avenue**

ST5 0AB

**Offers Over £300,000**



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STEPHENSON BROWNE



A well presented and spaciouly proportioned detached family home in the popular residential locality of Porthill, Newcastle. The home occupies a generous plot offering driveway parking and a wonderful multi-level rear garden.

Opening from the front with a separate entrance hallway, the residence hosts a large living room with huge feature bay window and generous proportions. Useful under-stairs storage cupboard. The rear of the home is occupied by a sensational open plan kitchen/diner/living area that acts as a true centerpiece of the home. Offering a high quality range of wall and base units with work surfaces over, integrated hob, double oven, dishwasher and fridge freezer with breakfast bar also. Incredible bi-folding doors step straight out onto the garden. Separate large utility room and downstairs WC with independent rear access hallway.

To the upstairs, there are three well appointed bedrooms, with the principal and secondary bedrooms both being doubles in proportion and hosting fitted wardrobes. The third bedroom benefits from a useful over-stairs storage cupboard. Four piece family bathroom with panel bath, glass screened shower cubicle and integral TV unit.

Externally, the home is fronted by block paved driveway parking suitable for three vehicles with garage area for storage, side access leading around to the rear. Spacious back garden with large Indian stone patio paved area, perfect for al-fresco dining and entertaining, astro-turfed decked area and lawned garden, all fully enclosed by fenced borders.

Wonderful location, perfect for commuting via the A500 and M6 Motorway, walking distance to Wolstanton High Street and close to all the desired local amenities.

Excellent presentation throughout, ideal family home.





**Entrance Hallway**  
13'6" x 5'6"

**Living Room**  
13'6" x 11'6"

**Kitchen Living Diner**  
20'4" x 17'7"

**Inner Hallway**  
5'4" x 2'3"

**Utility Room**  
11'2" x 6'8"

**Downstairs WC**  
5'3" x 3'8"

**Landing**  
7'3" x 5'7"

**Bedroom One**  
12'7" x 9'6"

**Bedroom Two**  
10'7" x 9'5"

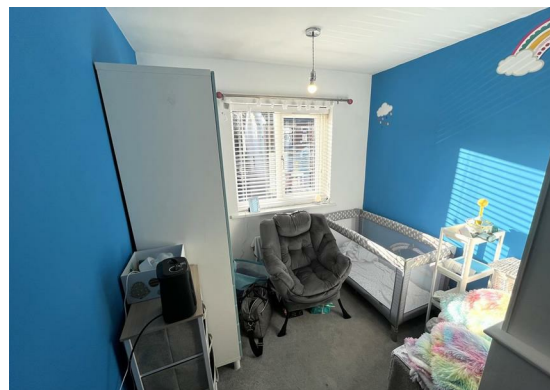
**Bedroom Three**  
8'7" x 7'6"

**Bathroom**  
7'5" x 6'6"





- Spacious Detached Home
- Three Upstairs Bedrooms
- Large Front Aspect Living Room
- Sensational Open Plan Kitchen Living Diner
- High Specification Fixtures and Fittings
- Separate Utility Room and Downstairs WC
- Four Piece Family Bathroom
- Driveway Parking and Storage
- Long Rear Garden with Elevated Patio
- Popular Residential Location

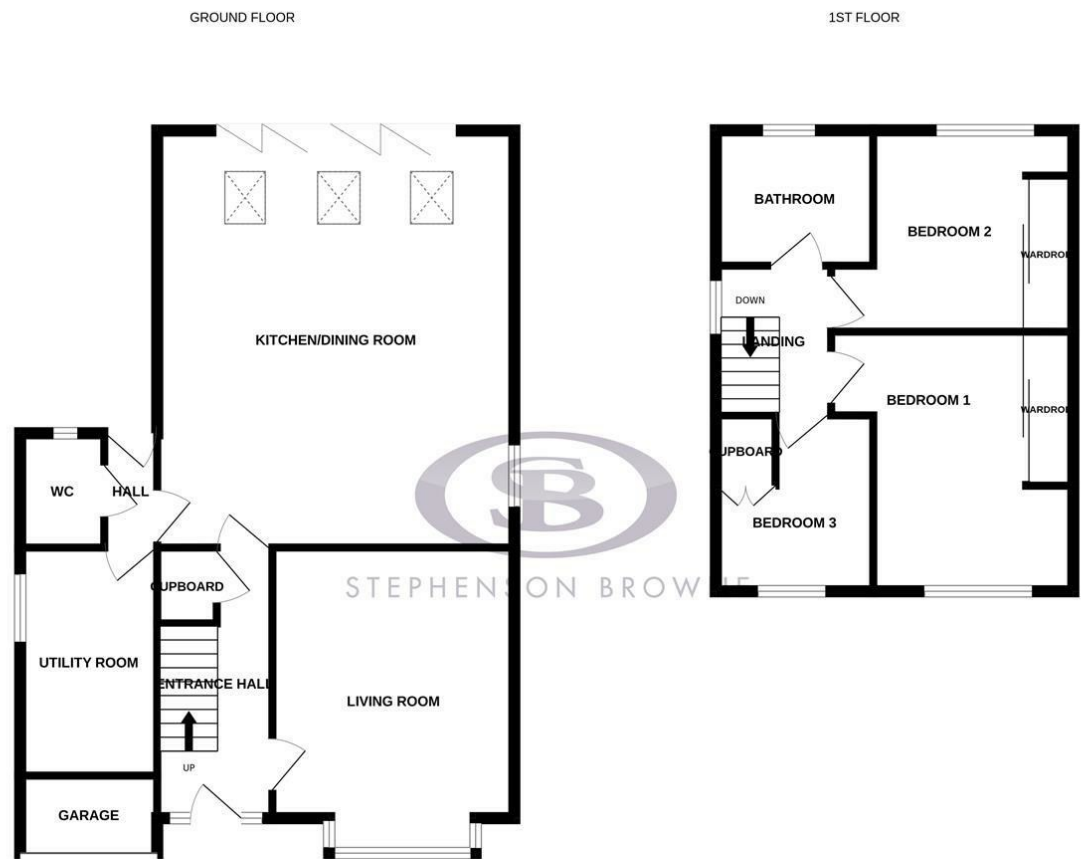






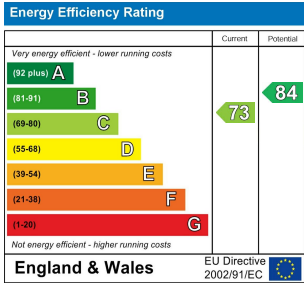
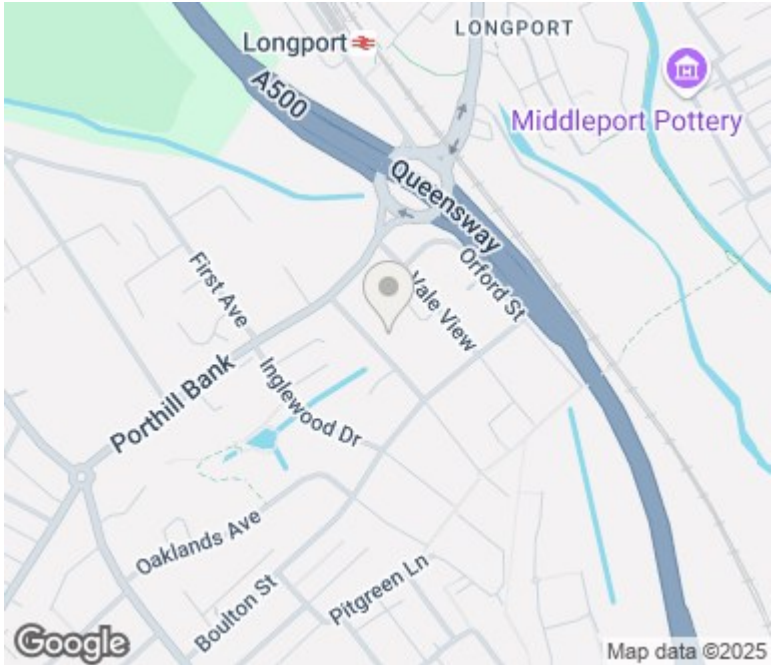


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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